Lending for Health: Product Development, Measurement, and Evolution
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ABOUT NJCC
We are a 29-year-old CDFI that creates thriving communities through strategic investments and knowledge.

OUR COMPREHENSIVE TOOLKIT
COMMUNITY LENDING | REAL ESTATE DEVELOPMENT | NEW MARKETS TAX CREDITS | RESTART | COMMUNITY STRATEGIES | MORTGAGE PLATFORM

OUR IMPACT
$630 MILLION INVESTED IN NJ COMMUNITIES
9,700 HOUSING UNITS DEVELOPED
9,200 JOBS CREATED OR PRESERVED
5.2 MILLION S.F. REAL ESTATE DEVELOPED
13,800 EDUCATION SEATS
6,900 CHILDCARE SLOTS

#OFNCONF #CDFIsINVEST
**OUR VISION OF HEALTHY NEIGHBORHOODS**

- Housing as a catalyst for neighborhood change
  - Functional housing market is critical for healthy & stable communities
  - Must address physical conditions of homes
- Neighborhoods are more than just housing
  - Education & early care
  - Economic development, job creation & workforce development
  - Safe community spaces & neighborhood conditions
  - Healthy food
- Housing affordability—Key social determinant of health
- We can’t do it alone—Collaboration is essential
- Impact assessment—Evaluating programs to ensure success

**HEALTHY NEIGHBORHOOD TRACK RECORD**

- Affordable Housing Loan Fund
- Healthy Communities Fund
- Supportive Housing Fund
- CAPC
- East Trenton Collaborative
- Community Strategies
- ReStart (foreclosure prevention)
- Mortgage Platform
- Strong Healthy Communities
- Healthier New Brunswick
HEALTHY COMMUNITIES FUND

- **Lead Abatement (Isles, Inc., Trenton, NJ)**
  - Helping a local nonprofit & its contractor partners access financing to complete residential lead abatement projects

- **Bridge Loans**
  - Working capital loans for certified contractors to support lead abatement, healthy home, and energy efficiency work

- **Aging In Place**
  - Grants and low-cost soft (forgivable) second mortgages for home safety retrofits

SUPPORTIVE HOUSING FUND

- **$15MM Fund ($8MM Grant/$7MM Debt)**

- **Reduced Capital Costs**
  - Financing for the acquisition & rehabilitation of scattered-site housing

- **Housing for the Most Vulnerable Population**
  - Community facilities-based service approach (lower cost, greater impact)
    - Stable housing situation coupled with wrap around services

- **Housing Typology**
  - Development of housing tailored to meet needs of chronically homeless families & adults

- **Financial Leverage**
  - Utilizing capital contributions, housing vouchers, & income supports

- **Partnership-Driven**—State of New Jersey, NJCC SHF, & Supportive Housing Providers
CAPC

- Scattered-Site Work
  - Neighborhood Plans
- Healthy Homes & Neighborhoods Protocols
  - Complete health & safety assessment of all homes
    - Remediation of all toxins
    - Energy Efficiency Upgrades
      - HVAC, windows, appliances, insulation, etc.
    - Safety upgrades
      - Increased lighting, grab bars, accessibility improvements, addressing neglected repairs, etc.

FAMILY VILLAGE

- Fundamental change to understanding neighborhood revitalization; integrating health & community development
- A different model—pilot project in South Ward of Newark, NJ
  - Healthy, quality homes w/ community-based wrap-around services
  - Flexible capital for the acquisition & development of scattered-site housing
  - Innovative acquisition strategies (APRA)
  - Local partnerships & service provision
  - Prioritizing housing for individuals & families who would benefit most
- Expanding housing opportunities
  - Targeted intervention
- Potential benefits
  - Blight removal, affordable housing creation, improved health outcomes, job creation, & decrease in transiency
Before You Go

Please complete your session evaluation!

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